

# Park Row



High Street, South Milford, Leeds, LS25 5AQ

Offers In Excess Of £450,000



**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*OFFICE\*\*UTILITY ROOM\*\*DETACHED GARAGE\*\*FRONT AND REAR GARDENS\*\*OFF STREET PARKING\*\*SOUGHT AFTER VILLAGE LOCATION\*\*STONE BUILT\*\*EN-SUITE\*\*DOWNSTAIRS W/C\*\*OPEN PLAN KITCHEN/DINING/LIVING ROOM\*\***

Nestled in the charming village of South Milford, Leeds, this delightful detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,362 square feet, the property boasts four spacious bedrooms, making it an ideal choice for families seeking room to grow.

As you enter, you are welcomed into a well-presented open plan lounge, dining, and kitchen area, which creates a warm and inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, ensuring a bright and airy feel throughout the home.

The property features two well-appointed bathrooms, including an en-suite to the master bedroom, providing convenience and privacy for the whole family. Additionally, a utility room and a downstairs w/c enhance the practicality of this lovely home.

Outside, the property is complemented by front and rear gardens, perfect for enjoying the outdoors or hosting summer gatherings. The detached garage and off-street parking for a couple of vehicles adds to the appeal, making this home not only stylish but also functional.

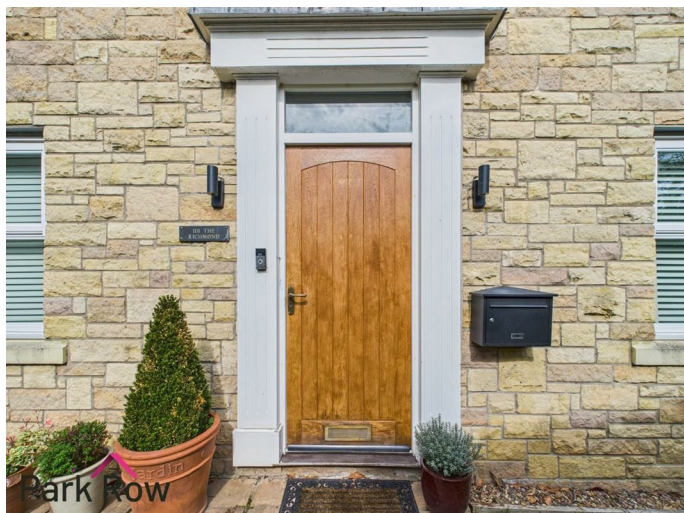
Situated in a sought-after village location, this stone-built residence offers a peaceful retreat while still being within easy reach of local amenities and transport links. This property is a wonderful opportunity for those looking to settle in a friendly community with all the comforts of modern living. Don't miss the chance to make this charming house your new home.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



## GROUND FLOOR ACCOMMODATION

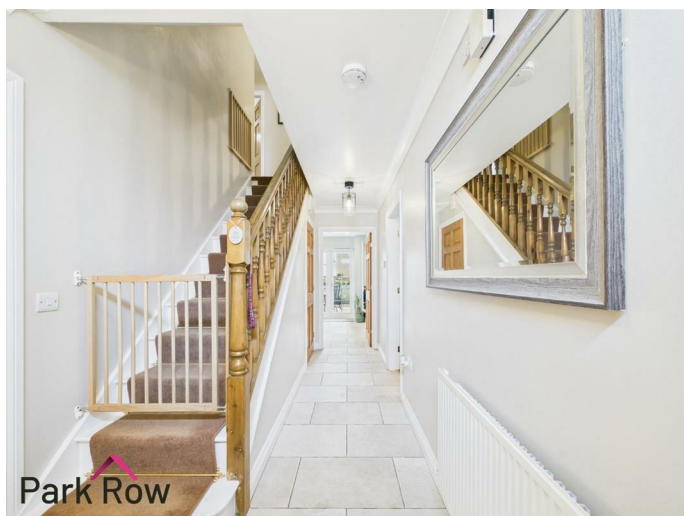
### ENTRANCE



Enter through an oak door with a frosted double glazed window above and white wooden overdoor decoration surrounding which leads into;

### ENTRANCE HALLWAY

15'8" x 3'6" (4.78 x 1.08)



Stairs which lead up to the first floor accommodation with a wooden balustrade and spindles, tiled flooring, a central heating radiator and internal doors which lead into;

### LOUNGE

15'8" x 11'6" (4.79 x 3.52)



A double glazed window to the front elevation, a fireplace set within a black hearth and a wooden surround, a central heating radiator and an opening which leads into;



## DINING ROOM

11'7" x 10'2" (3.55 x 3.11)



A double glazed double door which leads out to the rear elevation, a vertical central heating radiator and an opening which leads into;

## KITCHEN

15'8" x 10'1" (4.79 x 3.09)



A double glazed window to the rear elevation, white wooden wall and base units surrounding with LED underlighting to the wall units, oak worktops, one and a half sink set within the worktop which chrome taps over, space for a freestanding cooker with a built in extractor fan over, brick-effect tiled splashback surrounding, integral dishwasher, integral fridge/freezer, tiled flooring, LED spotlights to the ceiling, a vertical central heating radiator, a double glazed double door which lead out to the rear garden and an internal oak door which leads into;



## UTILITY ROOM

6'0" x 5'8" (1.84 x 1.75)



Wooden shaker-style wall and base units which match the

kitchen, roll-edge laminate worktop, space and plumbing for a washing machine and a dryer, a central heating radiator, houses the boiler and a composite door with an obscure double glazed window within which leads out to the side of the property.

### DOWNSTAIRS W/C

6'0" x 5'6" (1.85 x 1.69)



Includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over and brick-effect tiled splashback behind, tiled flooring, a central heating radiator and an oak door which leads into a storage cupboard.

### OFFICE

9'0" x 8'10" (2.75 x 2.70)



A double glazed window to the front elevation and a central heating radiator.

### FIRST FLOOR ACCOMMODATION

### LANDING

13'3" x 5'9" (4.04 x 1.77)



Loft access and internal oak doors which lead into;

### BEDROOM ONE

15'0" x 11'4" (4.59 x 3.47)



Two double glazed window to the front elevation, double oak doors which lead into wardrobe space, a central heating radiator and an oak internal door which leads into;



white suite comprising; a close coupled w/c, a hand basin set within a white wooden unit with space for storage plus chrome taps over, a chrome heated towel rail, LED spotlights to the ceiling and a fully tiled square shower enclosure with a mains shower plus a glass shower screen.

**BEDROOM TWO**  
14'10" x 9'1" (4.54 x 2.78)



A double glazed window to the front elevation and a central heating radiator.

**BEDROOM THREE**  
11'5" x 8'8" (3.50 x 2.65)



**EN-SUITE**  
5'6" x 5'2" (1.70 x 1.60)



A double glazed window to the rear elevation and a central heating radiator.



A double glazed window to the side elevation and includes a

## BEDROOM FOUR

10'11" x 8'11" (3.35 x 2.74)



A double glazed window to the front elevation and a central heating radiator.

## FAMILY BATHROOM

7'8" x 6'6" (2.36 x 1.99)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within a white wooden unit with space for storage plus chrome taps over, a panel bath with a showerhead attachment above and a glass shower screen, tiled around the bath and half-tiled to the remaining walls, LED spotlights to the ceiling and a white towel radiator.

## EXTERIOR

## FRONT



Steps up to a wooden pedestrian gate which leads into the front garden, a paved pathway which leads to the entrance door and to the wooden pedestrian gate which leading to the rear garden, perimeter stone wall to the front, mature bushes creating a feel of privacy, outdoor lighting and the rest is mainly lawn.





## REAR



Accessed via the pathway at the front of the property, the pedestrian gate at the rear or through both double doors in the dining area and the kitchen where you will step out onto; an Indian stone paved area with space for seating, step up to a paved pathway which leads to the door at the back of the garage, borders filled with mature bushes, further decorative borders with various mature shrubs, space for an outdoor shed, an area filled with decorative stones, outdoor lighting, perimeter wooden fencing to all sides and the rest is mainly lawn.





white electric roller-shutter door and includes; power, lighting, space for storage and a composite door which leads into the rear garden.

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
 Gas: Mains  
 Sewerage: Mains  
 Water: Mains/Metered

Broadband: Fibre (FTTP)  
 Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.


### OPENING HOURS

CALLS ANSWERED :  
 Mon, Tues, Wed & Thurs - 9.00am to 5.30pm  
 Friday - 9.00am to 5.30pm



### GARAGE

Accessed from the driveway at the front of the garage via the



Saturday - 9.00am to 1.00pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES ON:

SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **REMOVE FROM APP LIST**

We have not heard from you in a while. Please respond to this text within 7 days to avoid being removed from our mailing lists.

### **TENURE AND COUNCIL TAX**

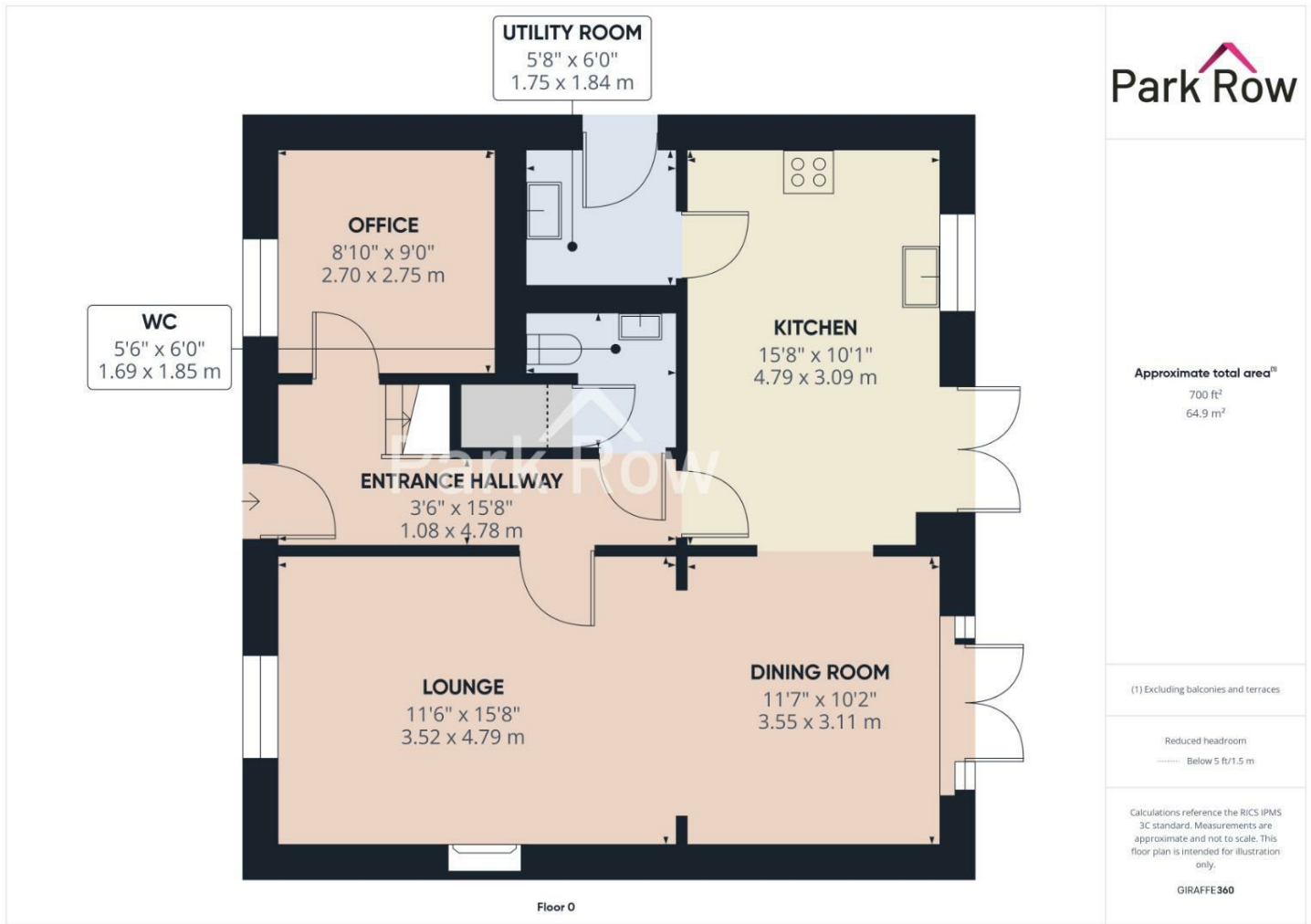
Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: E

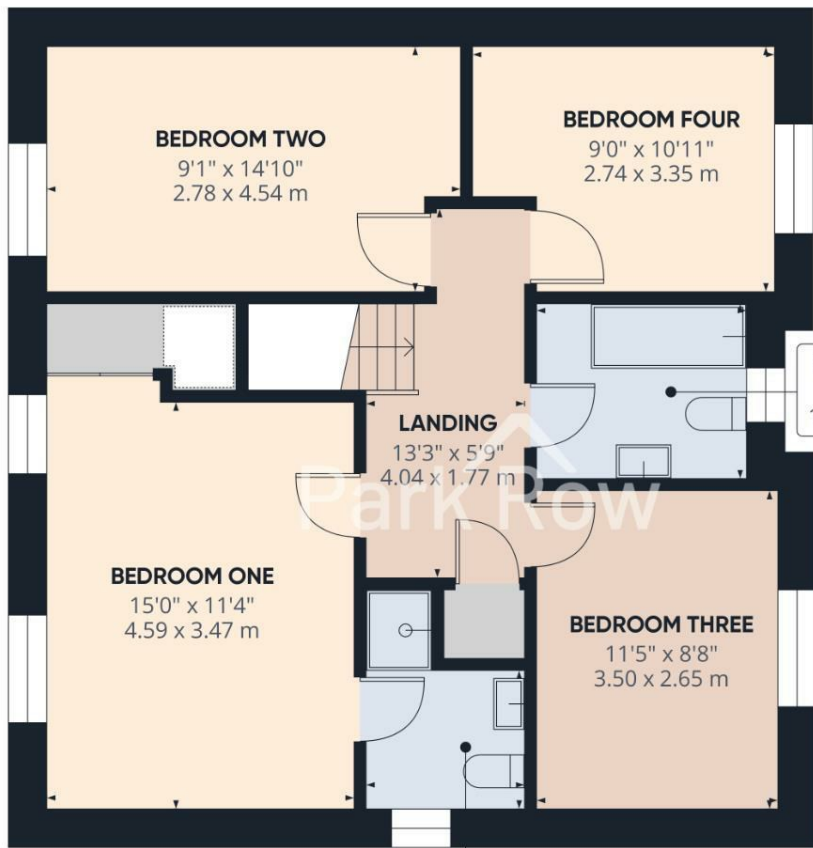
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **VIEWINGS**

Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







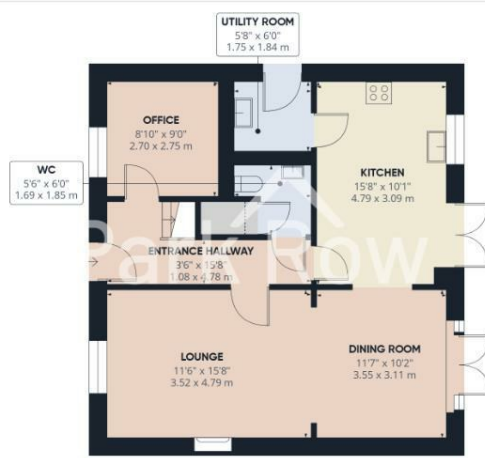
Floor 1

Approximate total area<sup>(1)</sup>  
662 ft<sup>2</sup>  
61.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





**Park Row**

Approximate total area<sup>(1)</sup>  
1362 ft<sup>2</sup>  
126.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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